

**ADVISORY PLANNING BOARD
REPORT TO COUNCIL**

**REPORT NO. 2020-02
DATE: June 4, 2020**

SUBJECT: Greenbelt Neighborhood Conservation Overlay (NCO) Zone

BACKGROUND:

On May 20, 2020 and June 3, 2020 the Board discussed the Draft Greenbelt Neighborhood Conservation Overlay Zone Development Standards. As stated in the document, “The Greenbelt Neighborhood Conservation Overlay (NCO) Zone is established and intended to protect and preserve unique development features and the character of the historic New Deal community of Greenbelt.”

ANALYSIS:

The Board, with questions answered by Terri Hruby, Director of Planning and Community Development and Chad Williams from M-NCPPC went through the document and identified six (6) changes the Board would like to see made to the draft development standards.

There was significant discussion by the Board regarding additions or expansions to existing single-family detached, townhouse, two-family, or three-family residential dwelling units. The draft development standards state that additions on these units “shall not exceed a cumulative sum of 40 percent of the gross floor area of the original dwelling unit as it existed when construction was initially complete.”

The Board heard from members of GHI who expressed their belief that 40 percent additions or expansions was too restrictive. The Board agreed that the percentage should be increased, but did not agree with the GHI transmittal dated February 15, 2019 that additions shall not exceed 100 percent.

The Board then voted 5-1 to propose that this language should allow for additions or expansions up to 60 percent of the gross floor area of the original dwelling unit as it existed when construction was initially completed.

Next, the Board discussed *Alterations, Expansions, Enlargements, or Extensions* draft standard number 3 which sets the proposed standard for additions or expansions to commercial buildings constructed before November 29, 1949. The Board unanimously agreed to propose that all commercial structures located in Roosevelt Center and the immediate vicinity (e.g. DMV pizza, barbershop, gas station, and auto repair shop) be included in this standard.

The Board noted, in particular, that a building exceeding 40 feet in height would negatively impact the historic nature of Roosevelt Center.

The next proposed change is to *New Development* draft standard number 2 which states, “New dwellings shall not exceed 50 feet in height for multifamily dwellings or 40 feet in height for any other dwelling.” The Board proposes that this standard be changed to state, “New dwellings shall not exceed **45** feet in height for multifamily dwellings or 40 feet in height for any other dwelling.”

The Board also discussed whether the Lakewood Subdivision, Woodland Hills Subdivision, Lakeside Subdivision, and Parkbelt Homes should be included in the NCO Zone. The Board voted 6-1 to recommend that only the density requirement be applied for these areas. This means that the NCO standard regarding alterations, expansions, enlargements and extensions would not apply to these areas.

The Board also voted to recommend that the Jones’ property be excluded from the NCO Zone Boundary. This recommendation is rooted in the fact that this property is not contiguous as Boxwood Village is not within the boundary of the proposed NCO Zone.

There was a great deal of discussion about the density allowed at and in the immediate vicinity of Roosevelt Center. The RPC Zone did not have a density associated with it, but the proposed NCO Zone standards would allow for 12 dwelling units per acre. At the conclusion of the discussion the Board agreed that they would like to see appropriate opportunities for housing or work/live units that respects the character of Roosevelt Center, but did not have sufficient information to recommend a specific density cap. The Board recommends that this issue be discussed and explored further to identify an appropriate density cap for Roosevelt Center.

With respect to the areas that are proposed to be zoned Rural Residential the Board had a robust discussion about recommendations to be made. At the end of the discussion it was determined that no changes were recommended to this section of the draft standards.

RECOMMENDATION:

The Board recommends the following proposed changes to the draft development standards as summarized below:

Existing Draft Standard	APB Recommendations
<i>Alterations, Expansions, Enlargements, or Extensions (1):</i>	
Additions or expansions to existing single-family detached, townhouse, two-family, or three family residential dwelling units shall not exceed 40 percent of the gross floor area of the original dwelling unit as it existed when construction was initially complete. No alteration, expansion, enlargement or extension shall exceed the height of the existing dwelling unit. Alterations, expansions, enlargements, or extensions shall maintain the roofline of the existing dwelling unit.	Additions or expansions to existing single-family detached, townhouse, two-family, or three family residential dwelling units shall not exceed 60 percent of the gross floor area of the original dwelling unit as it existed when construction was initially complete. No alternation, expansion, enlargement, or extension shall exceed the height of the existing dwelling unit. Alterations, expansions, enlargements, or extensions shall maintain the roofline of the existing dwelling unit.
<i>Alterations, Expansions, Enlargements, or Extensions (3):</i>	
Additions or expansions to commercial buildings constructed before November 29, 1949 shall reflect the massing and architectural character of existing commercial structures located in Roosevelt Center. Alterations, expansions or extensions shall not exceed 40 feet in height.	Additions or expansions to commercial buildings shall reflect the massing and architectural character of existing commercial structures located in Roosevelt Center and the immediate vicinity. Alterations, expansions, or extensions shall not exceed 40 feet in height.
<i>New Development (2):</i>	
New dwellings shall not exceed 50 feet in height for multifamily dwellings or 40 feet in height for any other dwelling.	New dwellings shall not exceed 45 feet in height for multifamily dwellings or 40 feet in height for any other dwelling.
<i>Density</i>	
Currently the density map identifies a maximum density of 12 du/ac for the commercial buildings in Roosevelt Center (Including the original Fire Station/Repair Garage property as identified in the Draft Neighborhood Study)	The Board would like to see appropriate opportunities for housing that respects the character and history of Roosevelt Center. The Board does not have sufficient information to recommend a specific density cap, and therefore recommends that this issue is further studied and discussed to determine an appropriate density recommendation for this area.

<i>Areas to be included</i>	
<p>The NCO Zone Boundary currently includes:</p> <p>Lakewood Subdivision</p> <p>Woodland Hills Subdivision</p> <p>Lakeside Subdivision</p> <p>Parkbelt Homes</p>	<p>The Board recommends that only the density cap be applied to this area and that the language regarding alterations, expansions, enlargements, and extension not apply to this area as stated in Alterations, Expansions, Enlargements, or Extensions standard #1.</p>
<i>Areas to be Included</i>	
<p>The Jones' property is not currently included in the boundary, but this was an oversight and is planned to be included because the RPC Zone included this property.</p>	<p>The Board recommends that City Council support the Jones' request to not be included in the boundary because the property is not contiguous.</p>

Respectfully submitted,

Keith Chernikoff
Chair